IN RE: PETITION FOR RESIDENTIAL

ZONING VARIANCE

S/S Alabama Road, 450 ft. E of

c/l Dixie Drive 417 Alabama Road

9th Election District 4th Councilmanic District David H. Jackson. et ux

Petitioners

* BEFORE THE

ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 96-254-A

*

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by David H. Jackson and Patricia M. Jackson, his wife, for that property known as 417 Alabama Road in the Southland Hills subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ONDER RECEIVED FOR FILING

Date

By

A

A

A

A

A

By

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:mmn

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

February 8, 1996

Mr. and Mrs. David H. Jackson 417 Alabama Road Towson, Maryland 21204

RE: Petition for Administrative Variance

Case No. 96-254-A

Property: 417 Alabama Road

Dear Mr. and Mrs. Jackson:

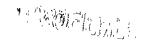
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

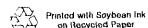
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours

Lawrence E. Schmidt Zoning Commissioner

LES:mmn encl.











Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

0			v located at	417 Habama Rd, lowson MD 21
	6-2	254-	-A	which is presently zoned DR 5.5
This Petition	shall be filed	with the Office	of Zoning Administra	tion & Development Management.
The undersig	gned, legal ov	vner(s) of the prop	perty situate in Baltimo	ore County and which is described in the description and plat attached
ereto and ma	ade a part her	eof, hereby petition	on for a Variance from	Section(s) 1802. 3. C. 1: RC22. 7
DERMI	TAS	DEYARD	-	of 7' IN LIFE OF THE
PEal	VIDE	10i f	DR AN AC	ore County and which is described in the description and plat attached Section(s) 1802.3.C.1'BCAD 7
f the Zoning	Regulations of	of Baltimore Coun	ity, to the Zoning Law	of Baltimore County; for the following reasons: (indicate hardship or
macijoai cime	Juliy)	1	•	
E SSCV	ntial	living	space	Tor young, growing
La mai	14.	Planned	1 additi	on most feasible way
the of	stain	neede	d space	for young, growing on most feasible way
				and her the same of a surface of the same
Property i	is to be pos	itea ana aavel	rtised as prescrib	ed by Zoning Regulations.
i, or we, agre se bound by	ee to pay expe the zoning re	enses of above va culations and rest	iriance advertising, po trictions of Baltimore (osting, etc., upon filing of this petition, and further agree to and are to County adopted pursuant to the Zoning Law for Baltimore County.
,0 004,14 0,	tile Lotting 10;	9 4,121		
				· r
				I/We do splemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchase	er/Lessee			Legal Owner(s):
				DAVID H. JACKSON_
	me)			(Type or Print Name)
Type of Print Nar				(type of the team)
Type of Print Nat	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Daid Hlack
				David Hjach
				Daid Hach
Type or Print Nar Bignature				David Hach Signature PATRICIA M. JACKSON
Signature				Daidhfach SIgnature PATRICIA M. JACKSON (Type or Print Name)
Signature				Daid Hach Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Malel
3ignature Address		State	Zipcode	Daidhfach Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Malen
Bignature Address		State	Žipcode	Daidhfach Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Mallow Signature HH: 828-48 7
Bignature Address Dity Attorney for Petitic	loner:	State	Zipcodə	Daidtfach PATRICIA M. JACKSON (Type or Print Name) Patricia Maler Signature HH: 828-487 417 ALABAMA RD. WK: 347-285
Bignature Address Dity Attorney for Petitic	loner:	State	Žipcode	Daidhfach PATRICIA M. JACKSON (Type or Print Name) Patricia Mallur Signature HH: 828-487 417 ALABAMA RD. WK: 347-285 Address Phone No.
Bignature Address Dity Attorney for Petitic	loner:	State	Žipcode	Daid Hach Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Malliv Signature HH: 828-487 417 ALABAMA RD. WK: 347-285 Address Phone No. Towson MD 21204
Signature Address City Attorney for Petition Type or Print Name	loner:	State	Zipcode	Daidhfach Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Mallow Signature HH: 828-487 417 ALABAMA RD. WK: 347-285 Address Phone No. Towson MD 21204 City State Zipcode
Signature Address City Attorney for Petition Type or Print Name	loner:	State	Zipcode	Daidtfach PATRICIA M. JACKSON (Type or Print Name) Patricia Malliv Signature HH: 828-487 417 ALABAMA RD. WK: 347-285 Address Phone No. TOWSON MD 21204
Signature Address City Attorney for Petition Type or Print Name	loner:	State	Žipcode	Daidhfach Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Mallow Signature HH: 828-487 417 ALABAMA RD. WK: 347-285 Address Phone No. Towson MD 21204 City State Zipcode
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Elgnature Address City Attorney for Petition Citype or Print Nau	loner:			Signature PATRICIA M. JACKSON (Type or Print Name) Patricia M. Jackson HH: 828-487 HIT ALABANA RD. WK: 347-285 Address Phone No. Towson M.D. 21204 City State Zipcode Name, Address and phone number of representative to be contacted. If Patricia M. Jackson
	loner:			Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Male Signature HH: 828-487 H17 ALABANA RD. WK: 347-285 Address Phone No. TOWSON RD 21204 City Name, Address and phone number of representative to be contacted. If Patricia M. Jackson
Address City Attorney for Petitic Type or Print Nat	loner:	Phone	No.	Signature PATRICIA M. JACKSON (Type or Print Name) Patricia Male Signature HH: 828-48 HT ALABANA RD. WK: 347-285 Address Phone No. TOWSON State State Place Same Patricia M. Jackson Name Same

Zoning Commissioner of Baltimore County







Printed with Soybean Ink on Recycled Paper







Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty) That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: before me, a Notary Public of the State the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Seal. NOTARY PUBLIC

My Commission Expires:

EXAMPLE 3 Coning Description



96-254-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 417 ALABAMA RD. TOWSON HD 2104

Beginning at a point on t	the 50 0	丁廿	_side of	
ALABAMA name of street on which	ROAD	which is	50	
name of street on which	property fronts)	(number	of feet of right-o	of-way width)
wide at the distance of	450'	EAS	>Tofti	ne
centerline of the nearest	t improved intersed	cting street	DIXIE	DRIVE
	c. 1		(name of stree	et)
which is(number of fe	50	wide, *B	eing Lot #_ <i>10</i>	,
(number of fe	et of right-of-way	width) ·		
Block , Section	#_ 5 in the sul	bdivision of So	LNAJATE	HILLS
			(name of subd	livision)
as recorded in Baltimore	County Plat Book	(# <u></u> /2_, Fo	lia#_30_,	
containing 7,5 /6.8	Also kn	own as 4/7	9 la bama R	d,
(square fee)	or acres)		(property add	ress)
and located in the	Election Distric	t, <u>4</u> Counciln	nanic District.	

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber ___, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

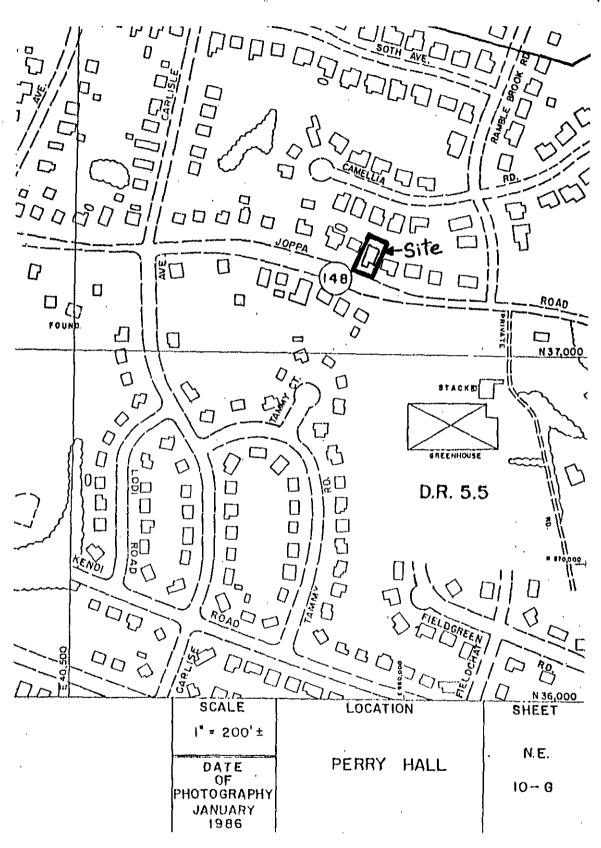
Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

258

EXAMPLE 4 -- Coning Map



1 COPY



CERTIFICATE OF POSTING

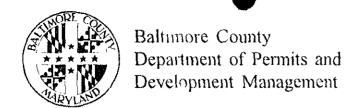
ZONING DEPARTMENT OF BALTIMORE COUNTY 76-154-12 Towner, Maryland

Date of Posting 1/21/9/2

	/	· · · · · · · · · · · · · · · · · · ·
		On proporty being 70-10 d
Remarks:	Michaely	
	Signature	Date of return: 1/21/9/
Number (of Signe:	at I have been the second
		ı
	BALTIMORE COUNTY, MARYLA	$\frac{4}{100} = \frac{2.58}{100}$ VISION $\frac{1}{100}$
	OFFICE OF FINANCE - REVENUE DIN MISCELLANEOUS CASH RECEIP	ND. NO. $76-254-0$
	OFFICE OF FINANCE - REVENUE DIN MISCELLANEOUS CASH RECEIP DATE	MO. VISION 76-254-A CCOUNT POOL-EISE AMOUNT \$ 85. 600
	OFFICE OF FINANCE - REVENUE DIN MISCELLANEOUS CASH RECEIP DATE	MO. MISION 76-254-A CCOUNT POOL-6156 AMOUNT \$ 85.00 417 ALDISANT TO.

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

) (m



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

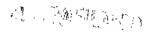
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR
The control of the co
For newspaper advertising:
(tem No.: 258 Petitioner: David & Patricia Jackson
Location: 417 Alabama Rd. Towson, MD 21304
PLEASE FORWARD ADVERTISING BILL TO:
NAME: David & Patricia Jackson
ADDRESS: 417 Alahama Rd.
Towson, M.D 21204
Towson, M.D. 21704 PHONE NUMBER: 828-4874





Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

January 18, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re:

CASE NUMBER: 96-254-A (Item 258)

417 Alabama Road

S/S Alabama Road, 450' E of c/l Dixie Drive 9th Election District - 4th Councilmanic

Legal Owner: David H. Jackson and Patricia M. Jackson

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 21, 1996. The closing date (Ferbruary 5, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

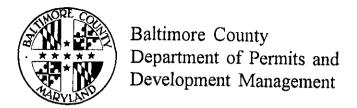
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon Director

cc: David and Patricia Jackson

MITTERSTANTS





Permits and Licenses County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 (410) 887-3900

Fax: (410) 887-2824

January 29, 1996

Mr. and Mrs. David H. Jackson 417 Alabama Road Towson, Maryland 21204

RE: Item No.: 258

Case No.: 96-254-A

Petitioner: D. Jackson, et ux

Dear Mr. and Mrs. Jackson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

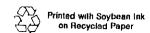
Sincerely,

W. Carl Richards, Jr.

Zoning Supervisor

WCR/jw
Attachment(s)

West of the I said



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 18, 1996

Permits and Development Management

FROM:

Pat Keller, Director

Office of Planning

SUBJECT:

Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Cary L. Kerns

Item Nos. 254, 255, 257, (258), 260, 263, and 264

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL

Baltimore County Government Fire Department



700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal (410) 887-4880

DATE: 01/17/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 16, 1996.

Item No.: SEE BELOW Zoning Agenda:

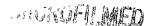
Gentlemen:

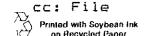
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, INSREFERENCE TO THE FOLLOWING ITEM NUMBERS:253, 254, 255, 256, 257, 258, 259, 260, 261, 263 AND 264.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F







David L. Winstead Secretary Hal Kassoff Administrator

Ms. Joyce Watson Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

I-16-96
Baltimore County
Item No. 258 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

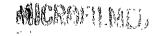
Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief Engineering Access Permits

BS/es



My telephone number is _

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Jan. 26, 1996 Zoning Administration and Development Management

FROM: WRobert W. Bowling, P.E., Chief Development Plans Review

RE: Zoning Advisory Committee Meeting for January 22, 1996
Items 253, 254, 257, 258 and 259 and Case 96-169 SPH

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

DATE: January 3, 1996

TO: Hearing Officer

Joseph C. Merrey Planner I, PDM FROM:

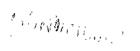
Item #258 SUBJECT:

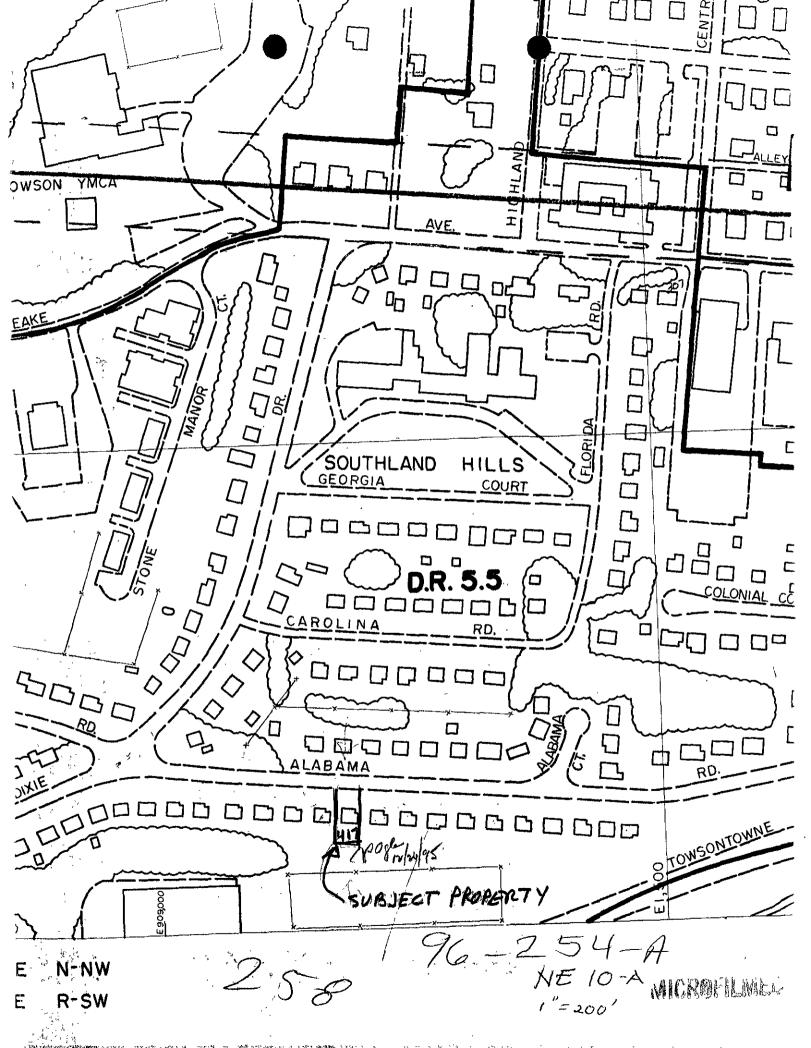
417 Alabama Road

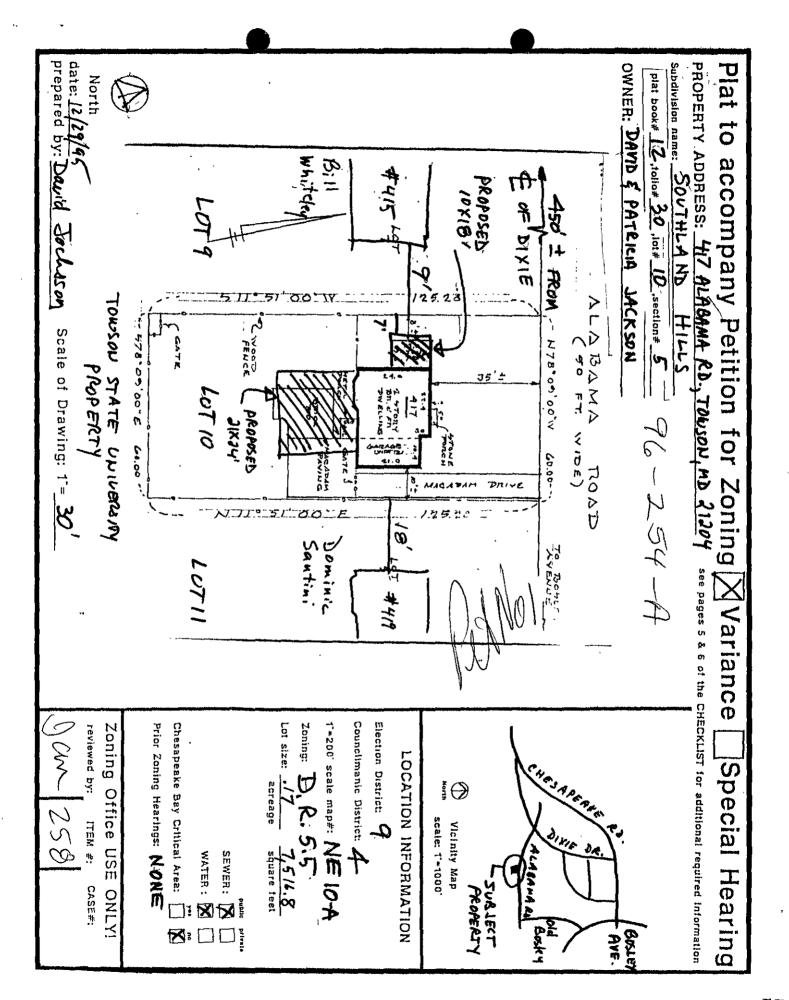
Applicant was advised that site plan was not to scale. She still desired

to file.

JCM:scj



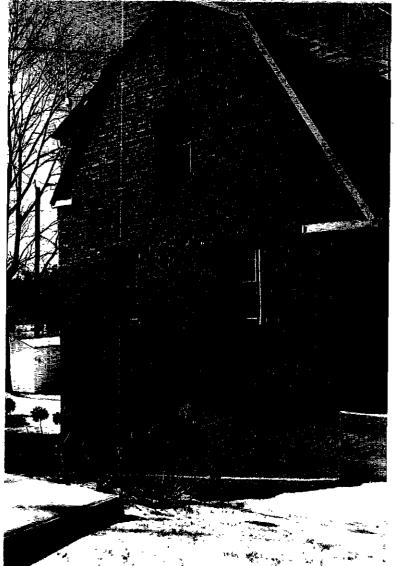




96-254-A



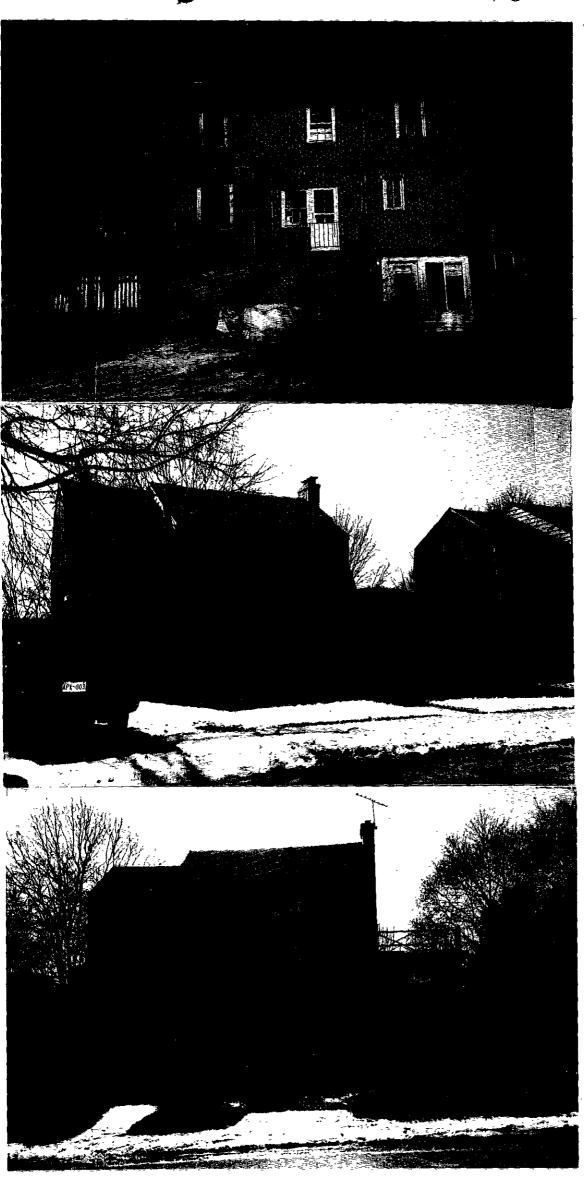
419 alabama Rd. Santini



Side Subject Property 417 Alabama Rd.



Proposed addition



back Applied property, 417 Alabama Rd. - proposed addition

property 417 alabama Pd.

415 Olabama Rd. Whitely IN RE: PETITION FOR RESIDENTIAL * BEFORE THE ZONINC VARIANCE * ZONING COMMISSIONER S/S Alabama Road, 450 ft. E of c/l Dixie Drive * OF BALTIMORE COUNTY 417 Alabama Road 9th Election District * Case No. 96 254-A 4th Councilmanic District David H. Jackson, et ux Petitioners * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by David H. Jackson and Patricia M. Jackson, his wife, for that property known as 417 Alabama Road in the Southland Hills subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9^{10} day of February, 1996 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

> The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> > LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:mmn

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

February 8, 1996

Mr. and Mrs. David H. Jackson 417 Alabama Road Towson, Maryland 21204

> RE: Petition for Administrative Variance Case No. 96-254-A Property: 417 Alabama Road

Dear Mr. and Mrs. Jackson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

LES:mmn

Printed with Soybean Ink

that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Bartimare County, in two newspapers of general circulation, throughout Baltimore County, and that the property be reposted.

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or

family. Planned addition most feasible way

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to

be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

PERMIT A SIDEMARD DETBACK of 7' IN LIEU OF THE PEOLICE 10' FOR AN ADDITION' IN LIEU OF THE

hereto and made a part hereof, hereby petition for a Variance from Section(s)

SETBACK I

BOZ.3-C.//BCZD, TO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

Property is to be posted and advertised as prescribed by Zoning Regulations.

for the property located at 417 Alahama Rd, Towson HD 21204

which is presently zoned DR 5.5

IWWe do solemnly declare and affirm, under the penalties of perjury, that I/we are the

DAVID A. JACKSON

PATRICIA M. JACKSON

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- from and should be remitted directly to the newspaper.

	ARNOLD JABLON, DIRECTOR
ewspaper advertising:	
No.: 258 Petitioner: David	8 Patricia Jackson
ion: 417 Alabama Rd. Tow.	SON, MD 21304
, , , , , , , , , , , , , , , , , , ,	

NAME: David & Patricia Jackson

Affidavit in support of Administrative Variance

That the information herein given is within the stify thereto in the event that a public hearing	417 Alaba	Mant(s) and that Affiant in regard thereto.	(s) is/are competent to
That the Affiant(s) does/do presently reside a	address Towson	M D	21204 Zip Code
That based upon personal knowledge, the foll Variance at the above address: (indicate hardship) FSSEN Tial livi Growing fam most feasible	lowing are the facts upon which or practical difficulty) ng Space ily. Plant way to o	for young ned addit btain ne	or an Administrative
SOATE.			

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his heretheir knowledge and belief. AS WITNESS my hand and Notarial Scal.

EXAMPLE 3 Coning Description

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the

ZONING DESCRIPTION FOR 417 ALABAMA RD., TOWSON HD 21804

centerline of the nearest improved intersecting street ______DIXIE_ BRIVE as recorded in Baltimore County Plat Book # 12, Folio # 30 and located in the 9 Election District, 4 Councilmanic District.

> *If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber ___, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 09" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 96-154-1

Posted for: Variance	Date of Posting 1/51/96
Posted for: Sylance	~~~~~~
Petitioner: Devid + Sotricio Jackson	
Location of property: 4/7 # 16 be me Roll	
Location of Signer Facing Your Noy On propo-	Ty being 7040 d
Remarks:	
Posted by Milesby Date Signature	of return: 1/2/19/6

The state of the s	tige to the rest of the time of time of the time of time of the time of time o	erfoldige en utilitären ist. Austrilie print til frankring fra strankring och en til til strankringen.
OFFICE OF FINA	OUNTY, MARYLAND	58 No. 013669 -254-A
DATE 1-	-	001-6150
	AMOUNT_\$	35.00
RECEIVED FROM:		— 417 ALABAMA B.
POSTNI FOR:	42.(010) L(080)	—50.ºº —35.º°
	02051H000ANTCHRI BA COB3:14PKD:-I	
DISTRIBUTION WHITE-CASHER PINK-AGEN	VALIDATION OF SIGNATURE OF	ट्यामारा हुई है।

Attorney for Petitioner:

Baltimore County
Department of Permits and
Development Management

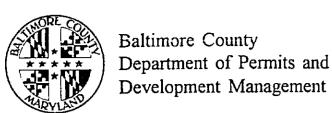
2) Billing for legal advertising, due upon receipt, will come

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ADDRESS: 417 Alabama Rd.

Towson, HD 21304

PHONE NUMBER: 828-4877



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

January 18, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

CASE NUMBER: 96-254-A (Item 258) 417 Alabama Road S/S Alabama Road, 450' E of c/l Dixie Drive 9th Election District - 4th Councilmanic Legal Owner: David H. Jackson and Patricia M. Jackson

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 21, 1996. The closing date (Ferbruary 5, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

cc: David and Patricia Jackson



Baltimore County Department of Permits and Development Management

Permits and Licenses County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 (410) 887-3900 Fax: (410) 887-2824

January 29, 1996

Mr. and Mrs. David H. Jackson 417 Alabama Road Towson, Maryland 21204

> RE: Item No.: 258 Case No.: 96-254-A Petitioner: D. Jackson, et ux

Dear Mr. and Mrs. Jackson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Permits and Development Management

DATE: January 18, 1996

FROM: Pat Keller, Linector Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 254, 255, 257, 258, 260, 263, and 264

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Fire Department

Baltimore County Government

700 East Joppa Road Towson, MD 21286-5500

Office of the Fire Marshal (410)887-4880

DATE: 01/17/96

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 16, 1996.

Item No.: SEE BELOW Zoning Agenda:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:253, 254, 255, 256, 257, (258)259, 260, 261, 263 AND 264.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Maryland Department of Transportation State Highway Administration

David L. Winstead Secretary Hal Kassoff

1-16-96

RE: Baltimore County Item No. 258 (TCM) Ms. Joyce Watson Baltimore County Office of Permits and Development Management County Office Building, Room 109

Dear Ms. Watson:

Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Ronald Burns, Chief **Engineering Access Permits**

And the second s

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Jan. 26, 1996 Zoning Administration and Development Management FROM: Robert W. Bowling, P.E., Chief Development Plans Review

Zoning Advisory Committee Meeting for January 22, 1996 Items 253, 254, 257, 258 and 259 and Case 95-169 SPH

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

January 3, 1996

Joseph C. Merrey

Item #258 417 Alabama Road

Hearing Officer

Applicant was advised that site plan was not to scale. She still desired

